006.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,800 / 811,800
					USE VALUE:	811,800 / 811,800
					ASSESSED:	811,800 / 811,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEDROSIAN ARTEMIS
Owner 2:	
Owner 3:	
Street 1:	442 TIBBETTS HILL RD
Street 2:	
Twn/City:	GOFFSTOWN
St/Prov:	NH Cntry: Own Occ: N
Postal:	03045 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,575 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Wood Shingle Exterior and 2495 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3575.000	432,200		379,600	811,800
Total Card	0.082	432,200		379,600	811,800
Total Parcel	0.082	432,200		379,600	811,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.36 | /Parcel: 325.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	6013
GIS Ref	
GIS Ref	
Insp Date	02/28/18

!632!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0007-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	432,100	0	3,575.	379,600	811,700	811,700	Year End Roll	12/18/2019
2019	104	FV	312,000	0	3,575.	403,300	715,300	715,300	Year End Roll	1/3/2019
2018	104	FV	312,200	0	3,575.	294,200	606,400	606,400	Year End Roll	12/20/2017
2017	104	FV	291,800	0	3,575.	256,200	548,000	548,000	Year End Roll	1/3/2017
2016	104	FV	291,800	0	3,575.	218,300	510,100	510,100	Year End	1/4/2016
2015	104	FV	258,200	0	3,575.	213,500	471,700	471,700	Year End Roll	12/11/2014
2014	104	FV	258,200	0	3,575.	175,600	433,800	433,800	Year End Roll	12/16/2013
2013	104	FV	269,300	0	3,575.	167,000	436,300	436,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 632

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20667-205		7/1/1990		10	No	No		A

PRINT

Date	Time
12/10/20	16:22:59

LAST REV

Date	Time
10/10/19	17:28:21
apro	

USER DEFINED

Prior Id # 1:	6013
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2016	1139	Wood Dec	200					Reframe Deck only
9/14/2016	1122	Porch	12,000	C				repair porch
9/14/2016	1123	Porch	12,000	C				repair porch
7/15/2013	1075	Manual	6,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2018	Meas/Inspect	BS	Barbara S
1/8/2014	Info Fm Prmt	EMK	Ellen K
2/5/2009	Meas/Inspect	294	PATRIOT
10/22/1999	Inspected	267	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3575		Sq. Ft.	Site		0	80.	1.33	1			Med. Tr	-10					379,621						379,600	

Total AC/HA:	0.08207	Total SF/SM:	3575	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	379,621	Spl Credit		Total:	379,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10336781
Const Adj.:	1.00370085
Adj $ / SQ:	188.267
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	626306
Depreciation:	194155
Depreciated Total:	432151

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	2	
Totals			
2	12	4	

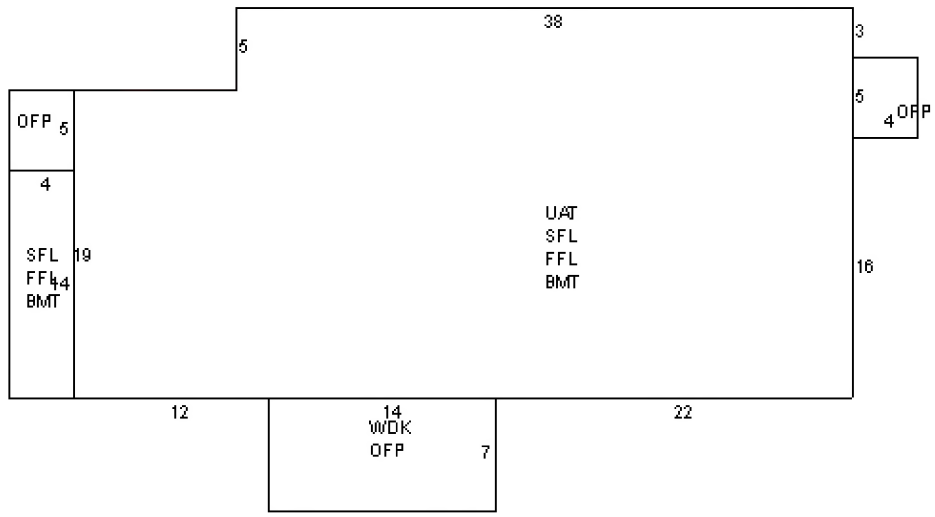
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	188.27
Special Features:	0	Val/Su Net:	108.43
Final Total:	432200	Val/Su SzAd	186.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,158	56.480	65,404
FFL	First Floor	1,158	188.270	218,013
SFL	Second Floor	1,158	188.270	218,013
UAT	Upper Attic	276	112.020	30,861
OFP	Open Porch	138	28.560	3,942
WDK	Deck	98	16.060	1,574

Net Sketched Area:	3,986	Total:	537,807
Size Ad	2316	Gross Are	4812	FinArea	2495
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	65	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

006.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	